

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **March 8, 2005**

AGENDA ITEM NO.: 9

CONSENT:

REGULAR: **X**

CLOSED SESSION:

ACTION: **X**

INFORMATION:

ITEM TITLE: **Low-Income Housing Tax Credit (LIHTC) Requests for Support**

RECOMMENDATION: Meadowbrook Apartments: Support; Central City Homes: Support;
Wesley Apartments: Do not support

SUMMARY: The Virginia Housing Development Authority (VHDA) will be considering proposals from developers for affordable housing projects throughout Virginia. VHDA will award Low Income Housing Tax Credits (LIHTC) to the developer who receives the most points. Developers who receive support from the locality earn additional points.

Three proposals for Lynchburg projects have been submitted to VHDA this year; 1) Meadowbrook Apartments at 1201 Long Meadow Drive (off Fort Avenue), 2) Central City Homes at various locations in College Hill, Lower Rivermont, White Rock Hill, Diamond Hill South, and Garland Hill, and 3) Wesley Apartments in the 2100 block of Langhorne Road (next to Holy Cross School).

Staff supports the Meadowbrook Apartments proposal because it is an existing affordable housing development that requires repair. It has served the low-and-moderate income citizens of Lynchburg and has not been a nuisance or blight to the neighborhood. Council supported an LIHTC request from Meadowbrook in 2003.

Staff supports the Central City Homes (CCH) proposal because these are vacant, blighted, historic homes that require renovation. CCH has been a successful developer of numerous housing renovations. Council supported LIHTC requests from CCH in 2002 and 2003. Renovations on some of the homes listed on CCH's application have already commenced. This application, if successful, will provide additional funds for the renovations, which have been more costly than expected due to unforeseen conditions.

Staff does not support the Wesley Apartments proposal because it is new construction. The City still has a significant number of vacant and blighted structures that could be renovated to rebuild older neighborhoods. Another subsidized, low-income housing project on Timberlake Road, the Vistas at Dreaming Creek, was never completed due to low demand. Phase one was built approximately three years ago by a Charlottesville developer, William Parks. Construction for Phase two remains on hold.

BACKGROUND:

Meadowbrook Apartments:	Repair project at 1201 Long Meadow Drive 150 units Built in 1976
Central City Homes:	Lynchburg United Methodist Housing, L.P. in Locust Grove, VA Continued renovation of existing housing stock in the inner City 37 units Built in the late 1800's and early 1900's
Wesley Apartments:	Lynchburg Neighborhood Development Foundation (LNDF) New construction in the 2100 block of Langhorne Road (wooded site) 140 units Fore Property Company in Washington, D.C.

PRIOR ACTIONS: In the past five years, Council has supported 1) Meadowbrook Apartments, 2) Central City Homes, 3) Tinbridge Manor (Regency Investment), 4) Covington Chase Senior Apartments on Hill Street, and 5) Vistas at Dreaming Creek on Timberlake Road.

FISCAL IMPACT: N/A

CONTACTS: Kimball Payne; 455-3990
Rachel Flynn; 455-3902

ATTACHMENTS: VHDA applications

REVIEWED BY: lkp

A. PROJECT INFORMATION SHEETS FOR TAB Z

Name of Development: Meadowbrook Apartments
Address of Development: 1201 Long Meadow Drive - Existing apt. complex
Lynchburg, VA 24502

Circuit Court Clerk's office which the deed to the property is or will be recorded: Lynchburg City
City/County of

Does the site overlap one or more jurisdictional boundaries? Yes ☒ No ☐

Is the development located in a Metropolitan Statistical Area? Yes ☒ No ☐

Census tract project is located in 0009.00
Census Tract Number

Is this a Qualified Census Tract? Yes ☐ No ☒

Is the development located in a Difficult Development Area? Yes ☐ No ☒

Is the development located in a enterprise zone designated by the State? Yes ☐ No ☒

Is the development located in a Housing Revitalization Zone? Yes ☐ No ☒

Is the development located in a Revitalization Area? Yes ☐ No ☒

Is the development located in a local revitalization area? Yes ☐ No ☒

Congressional District 8 Use this site link for determining this number.
<http://dlsGIS.state.va.us/congress/2001PDFs/chap7Tab.pdf>
Planning District 11 Use this site link for determining this number.
<http://www.coopercenter.org/vapdc/BOUNDARIES/>
State Senate District 23 Use this site link for determining this number.
<http://dlsGIS.state.va.us/senate/2001PDFs/Chap2Tab.pdf>
State House District 23 Use this site link for determining this number.
<http://dlsGIS.state.va.us/House/2001HousePDFs/chap1Tab.pdf>

Name and title of local official you have discussed this project with who could answer questions for the local CEO: Robert Flower Fowler

Tax Credit Pool: Non Profit

B. PROJECT DESCRIPTION

In the space below, give a brief description of the proposed project.

The applicatn proposes to acquire and rehabilitate the Meadowbrook Apartments. The rehabilitation work will consist of new roofs, as required, exterior where required, new windows, new gurrets, and new cabinets. The configuration of the property will not change. it consists of 36 efficeenceis, 78 one bedroom units, and 36 two bedroom units

Indicate project type: (Family or Elderly) Family

C. OWNER INFORMATION

Name Lynchburg United Methodist Housing, L. P.
Contact Person Rev. J. Robert Regan, Jr.
Address 308 Wakefield Drive, Locust Grove, VA 22508
Type of entity: ☒ Limited Partnership ☐ Other: _____
☐ Individual(s) ☐ Corporation

Principal(s) involved (e.g. general partners, controlling shareholders, etc.):

<u>Names</u>	<u>Phone</u>	<u>Type of Ownership</u>	<u>% Ownership</u>
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Tax-Exempt - 2005

Virginia United Methodist Housing
Development Corporation

540-972-2813

General Partner

.1%

D. SELLER INFORMATION:

Name Meadowbrook Limited Partnership

Address 3130 Chaparral Drive, Suite 200
Roanoke, VA 24018

Is there an identity of interest between the seller and owner/applicant? ☐ Yes ☒ No

If yes, complete the following:

Principal(s) involved (e.g. general partners, controlling shareholders, etc.):

Name

Address

E. DEVELOPMENT INFORMATION

A. Structure and Units :

Total number of all units in development	150	bedrooms	186
Number of low-income units	150	bedrooms	186
Percentage of units designated low-income	100		
Percentage of floor space attributable to low-income	100		

The development's structural features are (check all that apply):

<input type="checkbox"/> Row House/Townhouse	<input checked="" type="checkbox"/> Garden Apartments	<input type="checkbox"/> Slab on Grade	<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Detached Single-family	<input type="checkbox"/> Detached Two-family	<input type="checkbox"/> Basement	Age of Structure: 29
<input type="checkbox"/> Elevator	Number of stories: 2		

Number new units		bedrooms	
Number of adaptive reuse units		bedrooms	
Number of rehabilitation units		bedrooms	

Total number of all units		Total bedrooms	
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Gross Residential Floor Area	99732
Commercial Floor Area	0
Number of Buildings	11

B. Building Systems:

Please describe each of the following in the space provided

Community Facilities: Community Room, Kitchen, shop, baths, library and office

Exterior Finish: Siding, T-11

Heating/AC System: Electric Cooling System and gas heat in each unit

Architectural Style: Traditional and Patio

A. PROJECT INFORMATION SHEETS FOR TAB Z

Name of Development: Central City Homes
Address of Development: Scattered Site - Please see attached sheet

Circuit Court Clerk's office which the deed to the property is or will be recorded: City of Lynchburg
City/County of

Does the site overlap one or more jurisdictional boundaries? ☐ Yes ☒ No
City/County of

Is the development located in a Metropolitan Statistical Area? ☒ Yes ☐ No
Census tract project is located in 0004, 0006, 0011, 0012
Census Tract Number

Is this a Qualified Census Tract? ☒ Yes ☐ No
Is the development located in a Difficult Development Area? ☐ Yes ☒ No
Is the development located in a enterprise zone
designated by the State? ☒ Yes ☐ No
Is the development located in a Housing Revitalization Zone? ☐ Yes ☒ No
Is the development located in a revitalization area? ☒ Yes ☐ No

Congressional District 6th <http://dlsqis.state.va.us/congress/2001PDFs/chap7Tab.pdf>
Planning District 11th <http://www.coopercenter.org/vapdc/BOUNDARIES/>
State Senate District 23rd <http://dlsqis.state.va.us/senate/2001PDFs/Chap2Tab.pdf>
State House District 23rd <http://dlsqis.state.va.us/House/2001HousePDFs/chap1Tab.pdf>

Name and title of local official you have discussed this project with who could answer questions for the local CEO: Rachel Flynn, Director of Community Planning and Development

Tax Credit Pool: Non-profit

B. PROJECT DESCRIPTION

In the space below, give a brief description of the proposed project.

This project involves the acquisition and rehabilitation of 100-year old single family homes in the College Hill, Garland Hill, Diamond Hill, White Rock, and Lower Rivermont areas of Lynchburg. The project was submitted and received credits in 2002 and 2003, with the last allocation being for 34 units. We have now added 3 units, for a total of 37 LIHTC units. Seven of the buildings are also slated to receive historic credits.

Indicate project type: (Family or Elderly) Family

C. OWNER INFORMATION

Name Central City Homes, LP
Contact Person Laura Dupuy
Address c/o Lynchburg Neighborhood Development Foundation, 927 Church St., Lynchburg, VA 2

Type of entity: ☒ Limited Partnership ☐ Other: _____
☐ Individual(s) ☐ Corporation

Principal(s) involved (e.g. general partners, controlling shareholders, etc.):

<u>Names</u>	<u>Phone</u>	<u>Type of Ownership</u>	<u>% Ownership</u>
Central City Homes, Inc.	(434)846-6964	General Partner	.01
Housing Equity Fund of Virginia IX, L.	(804)343-1200	Limited Partner	99.99

D. SELLER INFORMATION:

Name Various sellers - please see attached sheet
Address _____

Is there an identity of interest between the seller and owner/applicant? ☒ Yes ☐ No
If yes, complete the following:

Principal(s) involved (e.g. general partners, controlling shareholders, etc.):

Name Various sellers - please see attached sheet
Address _____

E. DEVELOPMENT INFORMATION

A. Structure and Units:

Total number of all units in development 37 bedrooms 77
Number of low-income units 37 bedrooms 77
Percentage of units designated low-income 100
Percentage of floor space attributable to low-income 100

The development's structural features are (check all that apply):

☐ Row House/Townhouse ☒ Garden Apartments ☒ Slab on Grade ☒ Crawl Space
☒ Detached Single-family ☒ Detached Two-family ☒ Basement
☐ Elevator
Number of stories: 2-3 Age of Structure 87+

Number of new units 0 bedrooms 0
Number of adaptive reuse units 0 bedrooms 0
Number of rehabilitation units 37 bedrooms 77
Total number of all units 37 Total bedrooms 77

Gross Residential Floor Area 38,310
Commercial Floor Area 0
Number of Buildings 14

B. Building Systems:

Please describe each of the following in the space provided

Community Facilities: Maintenance Shop

Exterior Finish: Brick, siding
Heating/AC System: Heat pumps
Architectural Style: Early 20th century vernacular

A. PROJECT INFORMATION SHEETS FOR TAB Z

Name of Development: Wesley Apartments

Address of Development: 2100 block Langhorne Road, Lynchburg, VA 24501

Circuit Court Clerk's office which the deed to the property is or will be recorded: Lynchburg City
City/County of _____

Does the site overlap one or more jurisdictional boundaries? ☐ Yes ☒ No
City/County of _____

Is the development located in a Metropolitan Statistical Area? ☒ Yes ☐ No

Census tract project is located in 0003.00
Census Tract Number _____

Is this a Qualified Census Tract? ☐ Yes ☒ No

Is the development located in a Difficult Development Area? ☐ Yes ☒ No

Is the development located in an enterprise zone designated by the State? ☐ Yes ☒ No

Is the development located in a Housing Revitalization Zone? ☐ Yes ☒ No

Is the development located in a revitalization area? ☐ Yes ☒ No

Congressional District 6 <http://dlsqis.state.va.us/congress/2001PDFs/chap7Tab.pdf>

Planning District 11 <http://www.coopercenter.org/vapdc/BOUNDARIES/>

State Senate District 23 <http://dlsqis.state.va.us/senate/2001PDFs/Chap2Tab.pdf>

State House District 23 <http://dlsqis.state.va.us/House/2001HousePDFs/chap1Tab.pdf>

Name and title of local official you have discussed this project with who could answer questions for the local CEO: Rachel O'Dwyer Flynn, Director of Community Planning & Development

Tax Credit Pool: Small MSA and Micropolitan Area Pool

B. PROJECT DESCRIPTION

In the space below, give a brief description of the proposed project.

Wesley Apartments will provide 140 new affordable apartments for families in the City of Lynchburg.

The property will have excellent access to Lynchburg General Hospital, Holy Cross School and other near-by community services. The property will include a clubhouse, pool and attractive landscaping. Fore Property Company, in which this development's principals have an ownership interest, will provide on-site management.

Indicate project type: (Family or Elderly) Family

C. OWNER INFORMATION

Name Fore Wesley Apartments Limited Partnership

Contact Person Graham Tyrrell

Address 2600 Virginia Avenue NW, Suite 715, Washington, DC 200037

Type of entity: ☒ Limited Partnership ☐ Other: _____
☐ Individual(s) ☐ Corporation

Principal(s) involved (e.g. general partners, controlling shareholders, etc.):

<u>Names</u>	<u>Phone</u>	<u>Type of Ownership</u>	<u>% Ownership</u>
Fore Wesley LLC*	202 965 1224	General Partner	90%
To be determined non profit		General Partner	10%
* Richard L. Fore, Hunter C. Bourne & Fred G. Karem = managing members of Fore Wesley LLC			

D. SELLER INFORMATION:

Name Ben A. and Janette S. Belkin
Address 2200 S. Ocean Ln Apt. 1100
Fort Lauderdale, FL 33316-3864

Is there an identity of interest between the seller and owner/applicant? ☐ Yes ☒ No
If yes, complete the following:

Principal(s) involved (e.g. general partners, controlling shareholders, etc.):

Name _____
Address _____

E. DEVELOPMENT INFORMATION

A. Structure and Units:

Total number of all units in development	<u>140</u>	bedrooms	<u>340</u>
Number of low-income units	<u>140</u>	bedrooms	<u>340</u>
Percentage of units designated low-income	<u>100%</u>		
Percentage of floor space attributable to low-income	<u>100%</u>		

The development's structural features are (check all that apply):

<input type="checkbox"/> Row House/Townhouse	<input checked="" type="checkbox"/> Garden Apartments	<input checked="" type="checkbox"/> Slab on Grade	<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Detached Single-family	<input type="checkbox"/> Detached Two-family	<input type="checkbox"/> Basement	Age of Structure <u>0</u>
<input type="checkbox"/> Elevator	Number of stories: <u>3</u>		

Number of new units	<u>140</u>	bedrooms	<u>340</u>
Number of adaptive reuse units	_____	bedrooms	_____
Number of rehabilitation units	_____	bedrooms	_____
Total number of all units	<u>140</u>	Total bedrooms	<u>340</u>
Gross Residential Floor Area	<u>189,123</u>		
Commercial Floor Area	<u>0</u>		
Number of Buildings	<u>8 (7 apartment buildings plus clubhouse)</u>		

B. Building Systems:

Please describe each of the following in the space provided

Community Facilities: Clubhouse with meeting room, leasing office, laundry, fitness center
computer station, fully equipped kitchen and lobby area/restrooms.
Swimming pool, playground, pathway to Blackwater Creek trail.

Exterior Finish: Brick and Vinyl siding
Heating/AC System: Individual heat pump and A/C units
Architectural Style: Traditional